

Town of Groton, Connecticut Meeting Agenda

45 Fort Hill Road Groton, CT 06340-4394 Town Clerk 860-441-6640 Town Manager 860-441-6630

RTM Finance Committee

Wednesday, January 13, 2016

6:30 PM

Groton Senior Center - Classroom B

SPECIAL MEETING

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. UNFINISHED BUSINESS
- 4. NEW BUSINESS

To discuss strategy for Town Council referral on the sale of the William Seely School.

2015-0232 Sale of William Seely School Property

RESOLUTION AUTHORIZING THE SALE OF THE WILLIAM SEELY SCHOOL PROPERTY TO KINCORA DEVELOPMENT

WHEREAS, the Town previously entered into a purchase and sale agreement with Kincora Development, LLC of Waltham, Massachusetts for the Town owned William Seely School property on Walker Hill Road, and

WHEREAS, the Town Council conducted a public hearing on the proposed sale on September 15, 2015 and also met with residents in the vicinity of the property, and

WHEREAS, the Planning Commission reviewed a Connecticut General Statutes Section 8-24 referral on September 8, 2015 and expressed support for the sale of the property, now therefore be it

RESOLVED, that the Town Council approves the sale of the William Seely School property to Kincora Development, LLC.

Refer to RTM

Legislative History

9/9/2015 Mayor Referred Town Council Committee of the W

9/22/2015 Town Council Committee of Discussed

the Whole

A public hearing was held on the sale of the William Seely School property last week. Town Manager Oefinger noted that the Town is not in a position to answer many of the questions raised at the public hearing because the proposed development is unknown. As noted at the public hearing, the Planning Commission recommended in favor of the sale under CGS Section 8-24, and the purchaser would like an adjustment to the purchase sale agreement.

Discussion followed on the impact of development on homeowners and methods that could be employed such as screening, buffers, topography, and sound attenuation. Any development of the property will require the proper land use approvals.

Councilor Frink noted it is the Town Council's role to determine if there is a compelling reason for the Town to own the property and it is the land use agencies' responsibility to assure that development is done in the right way.

Councilor Watson feels the Council owes it to residents to explain the process and the checks and balances that are in place.

The Town Manager suggestion and an information session for the surrounding neighborhoods, and Committee members concurred.

10/13/2015 Town Council Committee of Discussed the Whole

Town Manager Oefinger distributed a copy of the flyer that was sent to residents in the vicinity of William Seely School for the meeting on Wednesday, October 21st at 6:00 p.m. Councilors were asked to forward any correspondence they receive from residents to the Town Manager's office.

10/21/2015 Town Council Committee of Discussed the Whole

Town Manager Oefinger made introductory comments for the residents in attendance. He noted receipt of some comments via e-mail and explained that this meeting is designed to cover the process for selling the William Seely School property.

The Town Manager provided an overview of the history of the property leading to the sale and purchase agreement with a commercial development, He noted potential land use approvals required for commercial reuse of the property.

The Town Manager reviewed and addressed the comments received by e-mail.

Members of the audience were allowed to comment and questions/concerns were addressed by the Town Manager or Town Councilors.

It was noted that the next step in the process is RTM approval of the sale of the property.

10/27/2015 Town Council Committee of Not Discussed

the Whole

11/10/2015 Town Council Committee of Discussed

the Whole

Town Manager Oefinger explained that following the public hearing on the sale of the William Seely property and the special meeting with nearby residents, the next step is to send the referral to the RTM if approved by the Council.

11/10/2015 Town Council Committee of Recommended for a the Whole Resolution

Town Manager Oefinger reviewed probable local land use and state approvals that would be necessary to develop the property commercially. Councilor Antipas suggested that the Council adopt a long term strategy for handling vacant properties.

11/17/2015 Town Council Referred Representative Town Meeting

In response to Councilor Granatosky, Town Manager Mark Oefinger stated that the referral will be assigned to a committee at the next RTM meeting and the full RTM will consider the item either at their December or January meeting.

5. Consideration of Committee Referral Items as per Referral List

6. ADJOURNMENT

For the committee to meet, we need a quorum. Please let the clerk's office (441-6644) know ASAP if you will not be able to attend this meeting.